



## BROKER'S PRICE OPINION - FAS FORM 201

## SUBJECT PROPERTY INFORMATION

Loan Number:	Borrower:	APN#:
Street Address:	City:	State: Zip Code:

## SUBJECT PROPERTY MARKET PRICES

Estimated Market Time:	(90 Days)	(90 Days)	(30 Days)	(90 Days)
Suggested List Price:	As Is List:	As Repaired List:	Quick Sale:	Land:
Estimated Sales Price:	As Is Sale:	As Repaired Sale:	Quick Sale:	Land:

## SUBJECT PROPERTY REPAIRS

Description:	Estimate:	
Lender Required Property Repairs:	Contribution of Value:	Estimate Total:
Explain Required Repairs:		

## SUBJECT PROPERTY CHARACTERISTICS

Subject Property Address	Type	Cond	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	LP	Listed	DOM
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## SUBJECT PROPERTY COMMENTS

PROPERTY STATUS
Vacant:
Vandalized:
Locked/Secured:
Winterized:

## COMPARABLE SALE INFORMATION

- Indicates the comparable considered most similar in value to subject

Comparable Sale Address	Type	Cond	Prox	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	LP	SP	Sale Date	\$PSF	DOM
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## ACTIVE COMPARABLE INFORMATION

- Indicates the comparable considered most similar in value to subject

Active Comparable Address	Type	Cond	Prox	Sq Ft	BR	Bath	Lot Sz	Gar	Bsmnt	Year	Orig LP	Curr LP	\$PSF	DOM
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## LISTING AGENT INFORMATION

Name:	Firm Name:	Phone Number:	Subject MLS #:
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## NEIGHBORHOOD DATA

Number of similar listings within 1 mile:	Listing price range:	-	Pride of Ownership:
Avg marketing time for comparable sales:		Avg marketing time for comparable listings:	
Construction nearby? Distance:	Construction Price Range:	-	Neighborhood Trend:
Neighborhood Trend Rate: % monthly	Rental Market: Lease potential \$	month	REO competition Price Range:
Special Assessments/Homeowner Dues?	Amount:		Population Density:
Management Co Name:	Management Co Phone:		Mello Roos Fees?
Yearly Property Taxes: \$	Current:		
Neighborhood factors that would detract from subject:			

## BPO PREPARATION

Broker Firm Name:	Preparer:	Inspection Date:
Broker Tax ID#:	Report Date:	FAS Review Date:
Prox to subject:	Explanation:	



# FINANCIAL ASSET SERVICES, INC.

## Subject Photo Addendum

**Client Name:**

**Subject Property:**



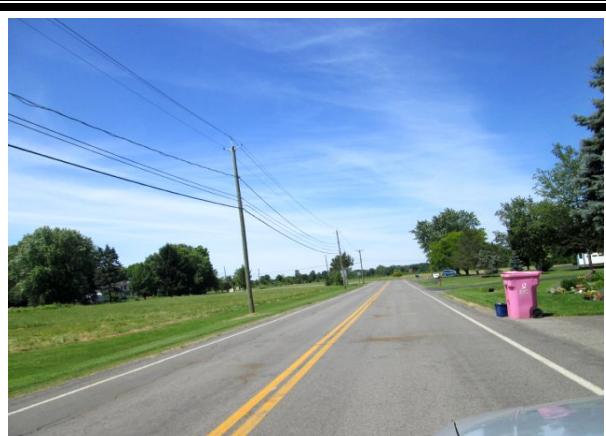
Subject Front Photo



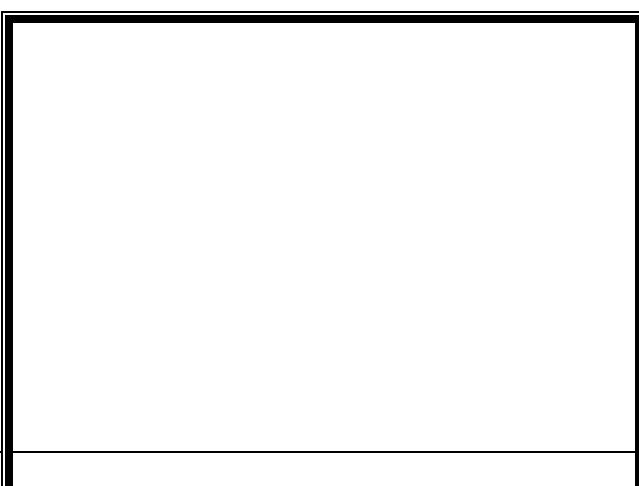
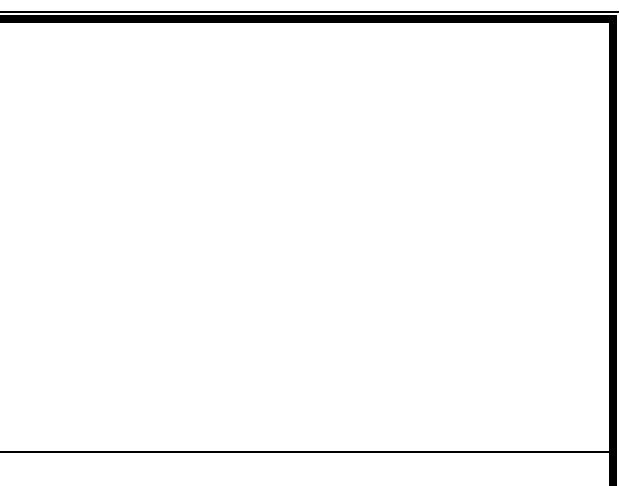
House Number Identification



Subject Side Photo



Subject Street Photo





# FINANCIAL ASSET SERVICES, INC.

## Comparable Photo Addendum

Client Name:	
Loan Number:	
Subject Property:	



List Comp 1



Sold Comp 1



List Comp 2



Sold Comp 2



List Comp 3



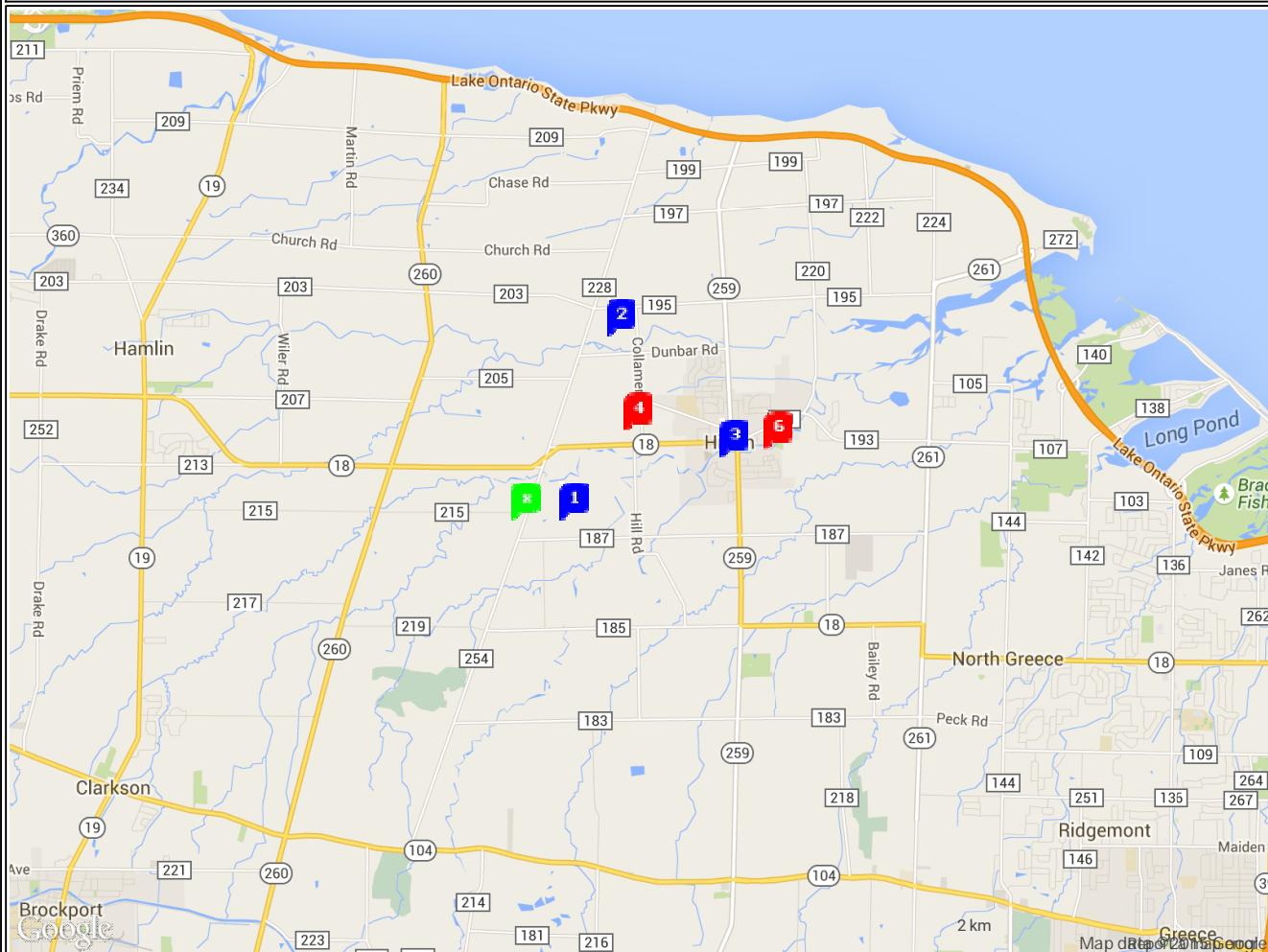
Sold Comp 3

"Due to Federal MSA and/or municipal limitations, location maps may not be available in some rural and newer communities."



# FINANCIAL ASSET SERVICES, INC.

PROXIMITY MAP: 926 BURRITT ROAD HILTON, NY 14468



LISTING LEGEND AND INFORMATION		STREET ADDRESS	ZIP CODE	PROXIMITY	STATUS
	SUBJECT PROPERTY	926 Burritt Road	14468	0 MI	* Address Verified
	COMPARABLE LISTING	820 Burritt Rd	14468	0.52mi	* Address Verified
	COMPARABLE LISTING	266 Dunbar Rd	14468	2.7mi	* Address Verified
	COMPARABLE LISTING	10 Overlook Dr	14468	3mi	* Address Verified
	COMPARABLE SALE	6 Hill Rd	14468	2mi	* Address Verified
	COMPARABLE SALE	2041 Clarkson Parma Tl Rd	14430	0.25mi	* Unknown Address
	COMPARABLE SALE	289 Applewood Ln	14468	3.5mi	* Address Verified

\* THIS COMPARABLE SALE OR LISTING IS NOT SHOWN HERE DUE TO THE ABILITY TO BE GEOCODED.

\* THE ADDRESS FOR THIS COMPARABLE SALE OR LISTING HAS BEEN VERIFIED AND GEOCODED.

ALL COMPARABLE SALES AND LISTINGS PROXIMITY DATA HAS BEEN PROVIDED BY THE ASSIGNED AGENT.